



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

**Town of Jackson**

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

**Joint Town/County**

- Parks and Recreation
- Pathways
- Joint Housing Dept

**Teton County**

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

**State of Wyoming**

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

**Federal Agencies**

- Army Corp of Engineers

**Utility Providers**

- Qwest
- Lower Valley Energy
- Bresnan Communications

**Special Districts**

- START
- Jackson Hole Fire/EMS
- Irrigation Company

Date: August 5, 2021	REQUESTS:
Item #: P21-214	The applicant is submitting a request for a Zoning Compliance Verification to verify that the transfer of development rights from 155 West Pearl Avenue (Lots 9 & 10, Block 2, Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-02-006) to SRB Brewery Buildings, LLC, owner of the property located at 265 S Millward Street (Lots 11 & 12, Block 6, Second Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-11-007) is allowed.
Planner: Paul Anthony	For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Phone: 733-0440 ext. 1303	
Email: <a href="mailto:panthony@jacksonwy.gov">panthony@jacksonwy.gov</a>	
<b>Owner</b> One Hundred Seven, LLC / SRB Brewery Buildings, LLC	
<b>Applicant</b> HH Land Strategies / Hal Hutchinson PO Box 1902 Wilson, WY 83014	
Please respond by: <b>August 19, 2021 (Sufficiency)</b> <b>August 26, 2021 (with Comments)</b>	

**Owner**

One Hundred Seven, LLC / SRB  
Brewery Buildings, LLC

**Applicant**

HH Land Strategies / Hal Hutchinson  
PO Box 1902  
Wilson, WY 83014

The applicant is submitting a request for a Zoning Compliance Verification to verify that the transfer of development rights from 155 West Pearl Avenue (Lots 9 & 10, Block 2, Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-02-006) to SRB Brewery Buildings, LLC, owner of the property located at 265 S Millward Street (Lots 11 & 12, Block 6, Second Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-11-007) is allowed.

For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[alangley@jacksonwy.gov](mailto:alangley@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://www.townofjackson.com)  
Jackson, WY 83001

*For Office Use Only*

Fees Paid \_\_\_\_\_

Date & Time Received \_\_\_\_\_

Application #s \_\_\_\_\_

**Please note:** Applications received after 3 PM will be processed the next business day.

**PROJECT.**

Name/Description: Wort House & Snake River Brewpub, Floor Area Transfer  
Physical Address: 155 W Pearl Ave & 265 S Millward St. 22-41-16-33-1-11-007 &  
Lot, Subdivision: Lot 9,10,Blk 2,Wort-1 & Lot 11,12,Blk 6,Wort-2 PIDN: 22-41-16-33-1-02-006

**PROPERTY OWNER.**

Name: 107, LLC & SRB Brewery Buildings, LLC Phone: \_\_\_\_\_  
Mailing Address: PO Box 1905 & PO Box 3317, Jackson, WY ZIP: 83001  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265  
Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014  
E-mail: [hal@hhlandstrategies.com](mailto:hal@hhlandstrategies.com)

**DESIGNATED PRIMARY CONTACT.**

Property Owner  Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning)

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input checked="" type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use	<input type="checkbox"/> Design Review	<b>Amendments to the LDRs</b>
Relief from the LDRs	Subdivision/Development Option	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Boundary Adjustment (replat)	<b>Miscellaneous</b>
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #:	n/a	Environmental Analysis #:	n/a
Original Permit #:	n/a	Date of Neighborhood Meeting:	n/a

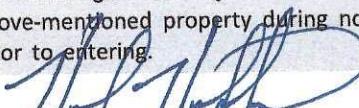
**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

- Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) under the relevant application type.

**Note:** Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

  
Signature of Property Owner or Authorized Applicant/Agent

HAL HUTCHINSON  
Name Printed

8/4/2021  
Date  
AGENT  
Title

## LETTER OF AUTHORIZATION

One Hundred Seven, LLC \_\_\_\_\_, "Owner" whose address is: \_\_\_\_\_

155 W Pearl Avenue

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY) \_\_\_\_\_, as the owner of property  
more specifically legally described as: Lots 9-10, BLK 2, Wort 1

(If too lengthy, attach description)

HEREBY AUTHORIZES HH Land Strategies, LLC, Hal Hutchinson as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: 

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Manager

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming \_\_\_\_\_ )

)SS.

COUNTY OF Teton \_\_\_\_\_ )

)

The foregoing instrument was acknowledged before me by George M Hein this 9 day of March, 2021.

WITNESS my hand and official seal.

(Seal)



(Notary Public)

My commission expires: 9/24/2024



## LETTER OF AUTHORIZATION

SRB Brewery Buildings, LLC \_\_\_\_\_, "Owner" whose address is: \_\_\_\_\_

PO Box 3317, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

\_\_\_\_\_, as the owner of property  
more specifically legally described as: Lots 11 and 12, Blk 6, Wort 2

(If too lengthy, attach description)

HEREBY AUTHORIZES HH land Strategies, LLC

as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming

)

COUNTY OF Teton

)

SS.

3rd 2021

The foregoing instrument was acknowledged before me by Theodore Staryk this 8/3/21 day of

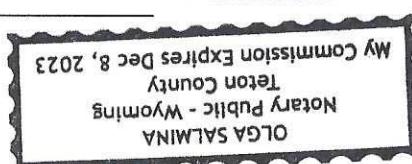
August 2021.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



# HH LAND STRATEGIES, LLC

PO BOX 1902, WILSON, WY 83014

307-699-0265 - HAL@HHLANDSTRATEGIES.COM

**August 3, 2021**

**To:** Town of Jackson Planning Department

**From:** Hal Hutchinson, HH Land Strategies,

**RE:** Zoning Compliance Verification for Gladys and John Wort House Transfer of Development Rights to Snake River Brewpub

---

On behalf of One Hundred Seven, LLC, owner of the property located at 155 West Pearl Avenue (Lots 9 & 10, Block 2, Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-02-006) and SRB Brewery Buildings, LLC, owner of the property located at 265 S Millward Street (Lots 11 &12, Block 6, Second Wort Addition to the Town of Jackson, PIDN 22-41-16-33-1-11-007) I am submitting this Zoning Compliance Verification (ZCV) application pursuant to Town LDR Section 5.9.6.C.6.c.i. to verify that the transfer of development rights from 155 West Pearl Avenue to 265 S Millward Street is permitted by the Town LDRs.

The property at 155 West Pearl Avenue, otherwise known as the Gladys and John Wort House property ("Sending Property") contains a building that is designated to the Jackson Historic Register pursuant to Town LDR Section 8.5.7. (See attached Designation to Jackson Historic Register letter dated 5/12/2021) Furthermore, there is a significant amount of unused floor area on the Sending Property as described below.

**Sending Property: Amount and Type of Floor Area:**

Zoning:	Downtown Core 2 (DC-2)
Property Size:	.34 Acres (14,810 s.f.)
Allowable FAR:	1.3 FAR = 19,254 s.f.
Existing Floor Area:	1,766 s.f. (House: 1082, outbld: 360, garage: 324)
Floor Area Dedicated to Historic Buildings:	1,082 s.f.
<b>Total Available Floor Area:</b>	<b>18,570</b>

The property located at 265 S Millward Street, otherwise known as the Snake River Brewpub ("Receiving Property"), is zoned Commercial Residential 2 (CR-2). Pursuant to LDR Section 5.9.6.C.6.b.i. properties zoned CR-2 are eligible as "Receiving Properties" for transfer of development rights for historic properties.

Furthermore, the Receiving Property has no significant environmental or developmental constraints and is adequately served by public infrastructure.

The owner of the Sending Property desires to transfer a total of 550 s.f. of commercial floor area to the Receiving Property. The owner of the Receiving Property desires to acquire 550 s.f. of commercial floor area from the Sending Property.

Once the Transfer of Development Rights amounting to 550 s.f. of Floor Area is complete, the Sending Property will retain a total of 18,020 s.f. of Floor Area. Furthermore, once the Transfer of Development rights is complete, the Receiving Property will enjoy the right to add or otherwise construct 550 s.f. of Floor Area above the maximum amount of FAR that is permitted on the property under CR-2 zoning.

Based on these statements, please verify that both the Sending Property and the Receiving Property are eligible to both send and receive transfer of development rights for historic preservation and that the amount of floor area on the Sending Property is correct and Receiving Property is permitted to increase the overall FAR by 550 s.f.



## PLANNING & BUILDING DEPARTMENT

May 12, 2021

Mr. Hal Hutchinson  
HH Land Strategies LLC  
P.O. Box 1902  
Wilson, WY 83014

**RE: Designation to Jackson Historic Register**  
**Item: P21-058**  
**155 West Pearl Avenue (Gladys and John Wort House)**

Dear Mr. Hutchinson,

This letter is to confirm that on May 12, 2021, the Town of Jackson Planning Director **approved** your request to designate the Gladys and John Wort House, located at 155 West Pearl Avenue, to the Jackson Historic Register per Sec. 8.5.7 in the Town of Jackson Land Development Regulations (LDRs). This approval is based on the historical survey and other the information provided in the applicant's submittal (on file), as well as the recommendation of approval from the Teton County Historic Preservation Board provided at its Board meeting on April 13, 2021.

The referenced property is now eligible for and subject to the provisions in the Town's historic preservation program, including: Div. 5.9 (Preservation of Historic Properties); Sec. 5.8.1.B (Historic Preservation Design Guidelines); Sec. 8.5.8 (Certificate of Appropriateness - Exterior Alterations); and Sec. 8.5.9 (Certificate of Appropriateness - Repositioning and Relocation) in the LDRs.

Should you have any questions or need additional information, please contact me by email at [panthony@jacksonwy.gov](mailto:panthony@jacksonwy.gov) or by phone at 307-733-0440, ext. 1303.

Sincerely,

A handwritten signature in black ink that reads "Paul Anthony".

Paul Anthony  
Planning Director

